092.0	0001	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	675,500 / 675,500
					USE VALUE:	675,500 / 675,500
					ASSESSED:	675,500 / 675,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		EPPING ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WHITNEY WILLIAM G-MARIE A	
Owner 2:	LIFE ESTATE	
Owner 3:		
Street 1:	10 EPPING ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	WHITNEY WILLIAM G-MARIE A -
Owner 2:	LIFE ESTATE -
Street 1:	10 EPPING ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,350 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1949, having primarily Wood Shingle Exterior and 1600 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7350.000	227,100		448,400	675,500
Total Card	0.169	227,100		448,400	675,500
Total Parcel	0.169	227,100		448,400	675,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 422.19 | /Parcel: 422.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	59215
GIS Ref	
GIS Ref	
Insp Date	12/03/08

!7481!

PREVIOUS ASSESSMENT

Parcel ID: 092.0-0001-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	227,100	0	7,350.	448,400	675,500	675,500	Year End Roll	12/18/2019
2019	101	FV	190,600	0	7,350.	454,800	645,400	645,400	Year End Roll	1/3/2019
2018	101	FV	190,600	0	7,350.	339,500	530,100	530,100	Year End Roll	12/20/2017
2017	101	FV	190,600	0	7,350.	307,400	498,000	498,000	Year End Roll	1/3/2017
2016	101	FV	190,600	0	7,350.	294,600	485,200	485,200	Year End	1/4/2016
2015	101	FV	178,500	0	7,350.	249,800	428,300	428,300	Year End Roll	12/11/2014
2014	101	FV	178,500	0	7,350.	237,000	415,500	415,500	Year End Roll	12/16/2013
2013	101	FV	178,500	0	7,350.	225,500	404,000	404,000		12/13/2012

PRINT

Date	Time
12/10/20	22:06:46

LAST REV

Date	Time
12/15/16	09:56:48
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7481

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WHITNEY WILLIAM	61626-516		4/17/2013		1	No	No		
WHITNEY WILLIAM	49352-286		4/27/2007	Family	1	No	No		
	7284-120		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/6/2013	811	Manual	7,400					
4/3/2012	311	Re-Roof	4,000					

ACTIVITY INFORMATION

Date	Result	By	Name
4/30/2014	External Ins	PC	PHIL C
7/15/2013	Info Fm Prmt	EMK	Ellen K
12/3/2008	Meas/Inspect	189	PATRIOT
3/13/2000	Inspected	276	PATRIOT
1/26/2000	Mailer Sent		
1/26/2000	Measured	276	PATRIOT
8/4/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	59215
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7350		Sq. Ft.	Site		0	70.	0.87	5									448,351						448,400	

Total AC/HA: 0.16873 | Total SF/SM: 7350 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 448,351 | Spl Credit | Total: 448,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.30624998
Const Adj.:	0.99742496
Adj $ / SQ:	136.803
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	308498
Depreciation:	81444
Depreciated Total:	227055

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	7	BRs:	3	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

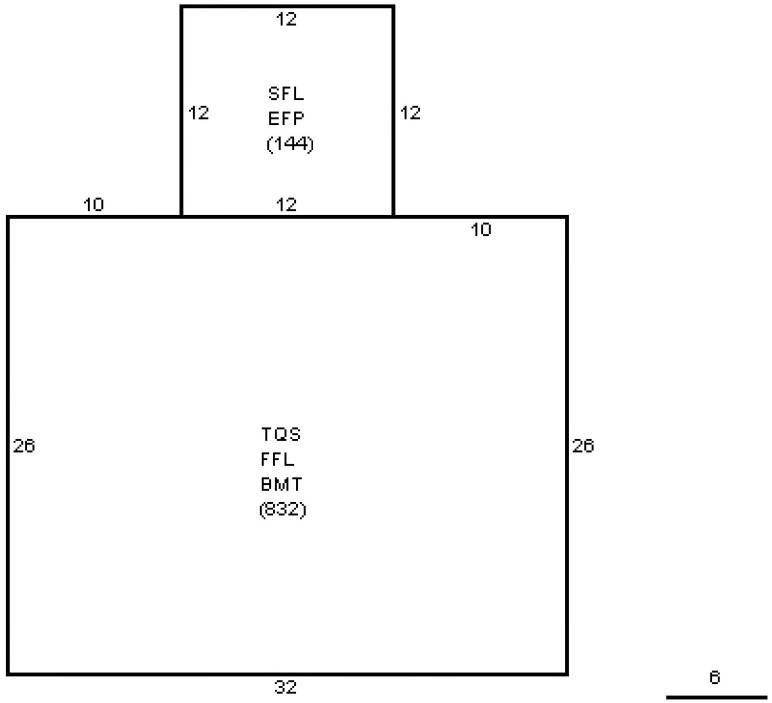
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	136.80
Special Features:	0	Val/Su Net:	101.25
Final Total:	227100	Val/Su SzAd	141.94

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	832	136.800	113,820
TQS	3/4 Story	624	136.800	85,365
BMT	Basement	499	41.040	20,488
EFP	Enclos Porch	144	46.010	6,626
SFL	Second Floor	144	136.800	19,700

Net Sketched Area:	2,243			Total:	245,999
Size Ad	1600	Gross Are	2784	FinArea	1600

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	60				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

092.0-0001-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X6	A	AV	70	0.00	T	40	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	